

## MIAMI-DADE HOUSING AGENCY

### Statement of Progress in Meeting the 5 Year Plan Mission and Goals

Goal: Increase the availability of decent, safe, and affordable housing:

- MDHA reduced its goal of achieving and maintaining its occupancy level from 97% to 95% due to the impact of the Adker Consent Decree which limited the Agency's ability to meet the targeted 21 days turnaround period for leasing vacant units. In addition, some units were reserved to house James C. Scott and Carver Homes residents displaced because of HOPE VI redevelopment.

Goal: Improve the community quality of life and economic vitality.

- MDHA received Board of County Commission approval of its revised Public Housing lease, which incorporates the "One Strike and You're Out" policy to promote the safety and security of residents. The implementation of the Public Housing Dwelling Lease is being completed during Fiscal Year 2002-2003.
- Fifty-one (51) Public Housing residents from all three regions were successfully recruited and orientated to attend Class D Security training at the Pentagon Traffic and Security Institute.

Goal: Ensure equal opportunity in housing and affirmatively further fair housing.

- In March 2001, MDHA opened its waiting lists for the Public Housing, Section 8 Housing Choice Voucher, and Section 8 Moderate Rehabilitation Programs and instituted an aggressive affirmative fair housing marketing campaign to achieve its objective of marketing to races/ethnicities shown to have disproportionate needs and to groups least likely to apply. The Public Housing waiting list might be reopening during the 2003 fiscal year for specific bedroom size, depending on availability.
- Since June 1999, when Housing Choice vouchers were made available to class members of the Adker Consent Decree, the success rate by class members in making desegregated moves has been over 50 percent. As of December 31, 2002, a total of 389 class members, who received mobility counseling from the Dewey W. Knight/Ann-Marie Adker Fair Housing Center, have been able to lease a unit in the private market. Of these moves, 224 were desegregative, that is, the leased unit was located in a census tract where the race of the class member did not predominate.
- As a result of implementing the Adker Consent Decree, families on the public housing waiting list were encouraged to make desegregative moves. From August 1999 to December 2002, 227, or 48.3%, of 470 applicants, who received housing counseling from the Dewey W. Knight/Ann-Marie Adker Fair Housing Center, made desegregative moves.

Goal: Improve the quality of assisted housing.

- MDHA received the USHUD Best Practices Award for *Private Rental Improvements in Management and Efficiency (Prime) Program* and its Customer Service Center.
- MDHA began implementation of the recommendations from Florida International University's (FIU) assessment for the improvement of effectiveness and efficiency of all Section 8 programs.

Scott/Carver HOPE VI update:

- HOPE VI team members have been procured than are working effectively.
- Relocation Program: The relocation program is right on schedule. Since the start-up of the relocation program on June 1, 2001, 96% of the families of Sector I have been relocated successfully to housing of their choice. In Sector IV and Carver Homes, 65% of the households have been relocated. Of the 316 households relocated thus far, 60% have opted for Section 8 vouchers.
- Beautification Program: The HOPE VI beautification program has been implemented for the target area and is proceeding at full speed. A maximum loan of \$4,000 per house is given to each homeowner for painting and landscaping. The loan is forgivable if the homeowner retains ownership of the property for a period of at least one year subsequent to the completion of the work.

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- 165 homeowners in the HOPE VI target area have enrolled in the Beautification Program to have their homes painted and landscaped.
- 149 contracts have been approved with local, Certified Small Business Enterprise (CSBE) painting and landscaping contractors.
- 122 homes with very pleased owners are completed.
- Sidewalks are currently being installed through the County's Quality Neighborhood Improvement Program (QNIP).
- Demolition: The procurement documents for the demolition of Sectors I, IV and Carver Homes are ready and the request to advertise for a contractor has been approved.
- Community and Supportive Services: Case management by the Department of Human Services is underway, and Memorandums of Understanding have been signed with 18 local community service organizations.

#### Goal: Expand the supply of assisted housing.

- MDHA received funding for an additional 42 Family Unification Section 8 vouchers to enable parents and children to live together, and completed 50 units for formerly homeless individuals.

#### Goal: Promote self-sufficiency and asset development for assisted households.

- MDHA received Board of County Commission approval to permit Public Housing residents to operate eligible home-based businesses.
- MDHA continues to partner with the Overall Tenant Advisory Council (OTAC) who has expanded the Floor Guardian program from 22 sites to 24 sites to increase independence for the elderly families with disabilities.
- Public Housing Residents purchased 16 homes and Section 8 residents purchased 8 homes throughout MDHA Homeownership programs during the last two years.
- MDHA contracted with OTAC to implement a Public Housing Resident orientation program.
- MDHA implemented a successful Section 3 workshop in conjunction with the Office of Community and Economic Development to educate current and prospective entities about Section 3 requirements and business opportunities, and developed a new Section 3 brochure in English, Spanish and Creole.

#### Goal: Promote full occupancy of the Helen Sawyer Assisted Living Facility.

- There are 101 units at the Helen Sawyer facility, 81 zero bedrooms and 20 one bedrooms. Currently the zero bedroom units are fully occupied, and the one-bedroom units are 60% occupied.

#### Goal: Maintain the Family Self-Sufficiency (FSS) program.

- Public Housing FSS Program size increased from 209 program participants to 274 participants.
- Section 8 FSS Program size decreased from 273 programs participants to 265 program participants.
- Currently, there are approximately 127 Public Housing and 87 Section 8 program participants with an escrow balance.